

MIAC Living Arrangements Subcommittee Report

Patrick Kemp, Autism Alliance of Michigan

Linda Ronan Brown, Community Housing
Network, Inc.

Co-Chairs

June 27, 2014

Michigan ASD State Plan – The Housing Gap

- **“there will be increasing demand for housing”**
- **“there are long waiting lists for Section 8 housing vouchers or placement in group homes”**
- **“it can be difficult to find appropriate, well-trained staff to reliably provide support”**
- **“This issue will necessitate a partnering of public and private funding and creative solutions and incentives for housing development”**

Michigan State Autism Plan Recommendations

- **“Families and individuals with ASD should be actively involved in establishing appropriate and acceptable living situations.”**
- **“Regulations that restrict funding to specified options should be reviewed and addressed.”**
- **“More options for housing should be explored and expanded such as the Getting My Own Address program.”**
- **“Create professional development training options focused on ASD for adult service providers.”**

Living Arrangements Subcommittee mission

Provide appropriate, quality, affordable living arrangements for adults with ASD that are sustainable and include the supports necessary for the individual to have a quality life of their choice.

Living Arrangement Core Components

Physical Structure



Direct Care Supports



Subcommittee Goal: Create a Roadmap



- Gather information
- Identify best practice models and current options in Michigan
- Mobilize to build chosen models to scale
- Develop measurable metrics to monitor and ensure quality encourage progress

Housing Scorecard

1. Information gathering
2. Build matrix of housing models and currently available options in Michigan
3. Begin mobilizing to build different models to scale based on the knowledge collected
4. Develop measurable metrics for continued improvement and monitoring

Information Gathering: National Housing Models

- Sweetwater Spectrum, CA
- Haylard, MA
- Misericordia Heart of Mercy, Chicago
- Lambs Farm near Chicago
- Brookwood, TX



Michigan Housing Providers/Models

- Community Housing Network
- Reece Endeavor of Midland
- Homes for Autism
- Angels' Place
- JARC
- Hope Network
- Residential Opportunities Inc.
- AACORN
- Special Dreams Farm
- Benjamin's Hope
- Intentional Communities of Washtenaw



Housing Information Gathering: Key Components

- Population served?
- Physical structure?
- Care model (housing and caregiving, housing only)?
- Elements of arrangement (more than residential)?
- Services provided in addition to housing?
- Transitional services?
- Location?
- Transportation provided?
- Vocational opportunities?
- Is there a plan for aging residents?
- Who does the organization collaborate with?
- Are all levels of abilities served?

In General...

- These housing providers serve individuals with developmental disabilities, including ASD
- Level of ability is not a factor in receiving housing from these agencies
- Three agencies provide only the housing and the individuals choose their direct care provider
- All are non-profit agencies
- Only the farmsteads offer vocational opportunities

Locations of identified Michigan Housing Providers (Nonprofits)



Current Range of MI Housing Options

- Supported living in apartments
- Non-profit owned homes with direct care support provided by a separate agency
- Privately owned homes with a nonprofit providing direct care
- Licensed group homes owned by the direct care provider
- Farmsteads

Renting an apartment or home

Non-profit owned:

- Community Housing Network, Inc.
- Hope Network
- Residential Opportunities, Inc.



Group shared residences

- Angels' Place
- Homes for Autism
- JARC
- Hope Network
- Reece Endeavor of Midland
- Community Housing Network, Inc.



Intentional Communities: Farmsteads

- AACORN
- Special Dreams Farms
- Benjamin's Hope



Intentional Communities: Co-Housing

- Intentional Communities of Washtenaw



Licensed Facilities: Community Living Arrangement

- Angels' Place
- JARC
- Community Housing Network, Inc.
- Residential Opportunities, Inc.



Best Practices: Housing Planning



Make a **long-term housing plan** using:

- Principles of **Self-Determination**
- Process of **Person-Centered Planning**

Review yearly during PCP for appropriateness

YOUR **Long-Term Housing Plan**

Will be driven by:

- Your needs
- Your choices
- The resources available to you



Best Practices: Housing

- Make decisions about housing and direct care at the same time.
- Have a different providers for housing and direct care. This allows a change in direct care provider without a change of home.



Variety of Housing Settings

Due to their needs, individuals with ASD should have access to a continuum of housing settings/models AND the ability to change where they live over their lifetime.



Best Practices: Family & Roommates

- Key to successful transition is to engage family, friends, and other people important in the individual's life on an on-going basis
- Compatibility with roommates is critical



Best Practices: Community

- Communities in close proximity allowing shared transportation, social activities
- Opportunity for community integration to the greatest extent the individual chooses



Best Practices: Housing Funding

- To build capacity and maximize the use of public funds, using a **combination of public and private funding** works best
- Participation by for-profit property developers will help to create sustainable housing models



Public Housing Funding Sources

- **Federal Home Loan Banks' Affordable Housing Program** offers competitive grants to fund new build, acquisition/rehab for people with low income
- **Low Income Housing Tax Credits** finance development of low-income housing
- **HUD Section 8 vouchers and subsidized apartments** provide a subsidy toward rent for people with low incomes
- **HUD programs such as HOME, Section 811**
- **MSHDA programs**

Private Potential Funding Sources

- Collaborate in housing grant applications to demonstrate one voice on behalf of adults with autism
 - Large foundations (i.e. Kellogg, Kresge) value partnerships
 - Approach private foundations who support research and develop a plan for housing expansion
- Private builders who see the value and embrace the cause

Best Practices: Other Populations

The subcommittee investigated the success factors of these groups who have benefitted from living arrangements built to scale:

- Seniors
- Veterans
- Alzheimer's



Two success factors:

- Receipt of government funding
- Involvement of private enterprise (e.g. Pulte Built to Honor program, Del Webb and senior communities)

Best Practices: Housing Models

These Michigan models have stood the test of time, exhibit effective practices and are highly sought by parents/guardians.

- Hope Network
- Residential Opportunities, Inc.
- JARC
- Angels' Place
- Reece Endeavor of Midland
- Community Housing Network, Inc.



These organizations should be encouraged to mentor newer organizations to develop additional living arrangements.

Living Arrangements: Barriers/Obstacles

Obtaining adequate and sustainable funding is the greatest barrier to:

- Purchase, rehab and/or develop housing
- Pay property taxes
- Fund maintenance and repairs
- Provide direct care staff training and compensation to attract and retain quality caregivers

Living Arrangements: Barriers/Obstacles

Inconsistent regional standards across the state for:

- Eligibility for services screening
- Programs and services offered, for example:
 - ✓ Size and number of residents living in licensed group homes
 - ✓ Approval of licensed group homes
 - ✓ Services allowed to be performed in unlicensed group shared home

Disparity among CMHs allowing an individual to move into another CMH area to access housing and retain funding (COFR agreement)

Living Arrangements: Barriers/Obstacles

Legal and policy decisions restricting choice:

- Interpretation of the Olmstead Supreme Court decision on integration and housing choices
- The CMS Final Rule on Home and Community-Based Services Waivers settings' requirements
 - ✓ If an individual receiving a HCBS waiver goes through the Self-Determination and Person-Centered Planning process and decides to enter into a living arrangement that is not approved by the funding agencies, she/he could lose needed funding.

Subcommittee Recommendations

- **Allocate state resources** to expand best practice models in the state
- **Eliminate threat of losing funds** to individuals who choose to live in intentional communities and farmsteads as defined in the Autism Speaks 2013 National Housing and Residential Supports Survey

Direct Care Supports Scorecard

1. Information Gathering
2. Build matrix of direct care models and current options in Michigan
3. Begin mobilizing to build different models to scale based on the knowledge collected
4. Develop measurable metrics for continued improvement and monitoring

Subcommittee Recommendations

- **Support the subcommittee's statewide surveys** of direct care providers and parents/guardians to gain more information about direct care needs, what is currently received, and what is missing
- **Allocate more state funding** for direct care supports training, increase staff compensation to a living wage, and create career advancement opportunities

Subcommittee Recommendations

- **Create an oversight group** to monitor living arrangements once parents and loved ones are gone to ensure everything is in line with the individual's needs, wants and choices
- **Invoke a policy** that allows an adult with autism to change where she/he lives, with whom, and who provides supports
- **Ensure** funding follows the individual if they move to another county within the State of Michigan to access housing

Subcommittee Recommendations

Convene a Housing Summit including all possible stakeholders to bring knowledge, resources and systems together:

- Nonprofit and for-profit developers
- Architects
- Builders
- HUD, FHLBs, MSHDA
- MDCH and other state agencies
- Individuals with ASD
- Families



MIAC Living Arrangements Subcommittee Co-chairs

Contact information:

Patrick Kemp

Autism Alliance of Michigan

Patrick.kemp@aaomi.org

Linda Ronan Brown

Community Housing Network, Inc.

lbrown@chninc.net